



Case Number **ZC-17-198**

**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
January 23, 2018

**Council District** 9

**Zoning Commission Recommendation:**

Approval by a vote of 7-0

**Opposition:** None submitted

**Support:** Two letters submitted

Continued	Yes <u>X</u>	No <u>  </u>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes <u>  </u>	No <u>X</u>
Council Initiated	Yes <u>  </u>	No <u>X</u>

**Owner / Applicant:** **Po Chu-Lu**

**Site Location:** 2900 8<sup>th</sup> Avenue Mapsco: 76Y

**Proposed Use:** **Medical Clinic/Office with Art Gallery Studio**

**Request:** From: PD 1061 Planned Development for medical clinic and professional offices only with "ER" development standards; site plan approved

To: Amend PD 1061 Planned Development to include an art gallery and studio; site plan included

**Land Use Compatibility:** Requested change **is not compatible.**

**Comprehensive Plan Consistency:** Requested change **is consistent**

**Background:**

The proposed site is located south of West Lowden 28<sup>th</sup> and west of 8<sup>th</sup> Avenue both residential streets and just east of Cleburne Road. The applicant is proposing to amend PD 1061 to include an art gallery studio that will be open to the public. The applicant is requesting the same waivers as the previous zoning case due to the site constraints as noted in the site plan comments.

The site plan indicates 1204 sq. ft. for the acupuncture clinic and 594 sq. ft. for the art gallery studio. The art gallery will consist of teaching/education and sales open to the public and will be parked at 4 spaces per 1,000 sq. ft. The table below provides information on what was previously approved.

Development Standards	PD 1061 "ER" Development Standards	Amended PD 1061 with art/gallery studio
Total square footage	2,111 sq. ft.	Acupuncture clinic 1,204 sq. ft. Art studio/gallery 594 sq. ft. Total 1,798 sq. ft.
Additional Use proposed	Medical clinic and professional offices only with "ER" development standards	Add art studio and gallery

20 ft. supplemental setback South property line	Building and trash receptacle encroached 15 ft. into the setback, waiver approved	Building and trash receptacle encroaches in the 20 ft. setback <b>(waiver required)</b>
20 ft. projected setback along 8 <sup>th</sup> Avenue	2 parking spaces and monument sign waiver approved	5 parking spaces encroach <b>(waiver recommended)</b>
Building Material	Masonry	Stucco with metal siding
Front yard parking	Two spaces approved in front yard	Nine spaces in the front yard <b>(waiver recommended)</b>
Total parking spaces	Medical clinic 6 spaces approved	Minimum required Acupuncture clinic (7 spaces) Art gallery/studio (3 spaces)  10 spaces provided Complies

The case was continued at the January 9 City Council meeting. The Ryan Place neighborhood representative had some concerns with the site plan. The applicant has met with the neighborhood. A letter of support has been received from the Ryan Place Improvement Association.

**Site Information:**

Owner: Po Chu-Lu  
3740 S. University  
Fort Worth, TX 76109  
Agent: Thomas Cochran, Jr  
Acreage: 0.17 acres  
Comprehensive Plan Sector: Southside

**Surrounding Zoning and Land Uses:**

North "E" Neighborhood Commercial / convenience store  
East "B" Two-Family / single-family  
South "B" Two-Family / single-family  
West "I" Light Industrial / commercial

**Site Plan Comments:**

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations. The key deficiencies are:

1. There is 20 ft. projected front yard setback along 8<sup>th</sup> Avenue. Site plan indicates 5 parking spaces within the setback. **(waiver recommended)**
2. There is a 20 ft. supplemental setback along the south property line, no permanent structures permitted. Building and trash receptacle encroaches into the supplemental setback. **(waivers recommended)**
3. Parking is not permitted within the required front yard. **(waiver recommended)**
4. (FYI) Trash receptacles will be roll off and stored within an enclosure.

**Zoning Commission recommended waivers to items 1, 2 and 3 noted above.**

**Transportation/Public Works (TPW) site plan comments:** Mirian Spencer

No comments have been submitted at this time.

**Platting site plan comments;** Alexander Parks

No comments have been submitted at this time.

**Comments made by Platting, TPW and Water staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute Platting, Water and TPW acceptance of conditions.**

**Recent Relevant Zoning and Platting History:**

Zoning History: ZC-15-121 PD1061 Planned Development for medical clinic and professional offices with “ER” Development Standards; site plan approved by City Council; effective 11-12-15, subject property

Platting History: None **Transportation/Access**

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
W. Lowden	Residential	Residential	No
8 <sup>th</sup> Ave	Residential	Residential	No
Cleburne Rd.	Major Arterial	Major Arterial	No

**Public Notification:**

The following organizations were notified:

300 foot Legal Notifications were mailed on November 20, 2017.

The following organizations were notified: (emailed November 20, 2017)

Organizations Notified	
Neighbors Working Together	Trinity Habitat for Humanity
Paschal NA	Streams & Valleys, Inc
Rosemont NA	Berry Street Initiative
South Hemphill Heights NA	Frisco Heights NA
Shaw Clark NA	<b>Ryan Place Improvement Assn.*</b>
Fort Worth League of Neighborhoods Associations	Berkeley Place NA
Near Southside Neighborhood Alliance	Fort Worth ISD

\*Located within this Neighborhood Association

**Development Impact Analysis:**

**1. Land Use Compatibility**

The applicant is proposing to amend PD 1061 to add an art gallery/studio as a permitted use. Surrounding land uses consist of commercial to the north and west and single-family to the east and south. The site does not have direct access onto Cleburne Road a Major arterial which generally allows for heavier commercial uses; the proposed site is the first lot into the neighborhood.

While the 2015 case permitted a medical clinic on this site, the use of this building for commercial is **not compatible** with surrounding residential land uses due to the minimal parking and possible use of residential streets for business parking.

**2. Comprehensive Plan Consistency**

The 2017 Comprehensive Plan designates the subject property as Neighborhood Commercial. The proposed “PD/ER” zoning is consistent with the following Comprehensive Plan policy:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg 39)

Based on conformance with the future land use map and policy stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

**Attachments:**

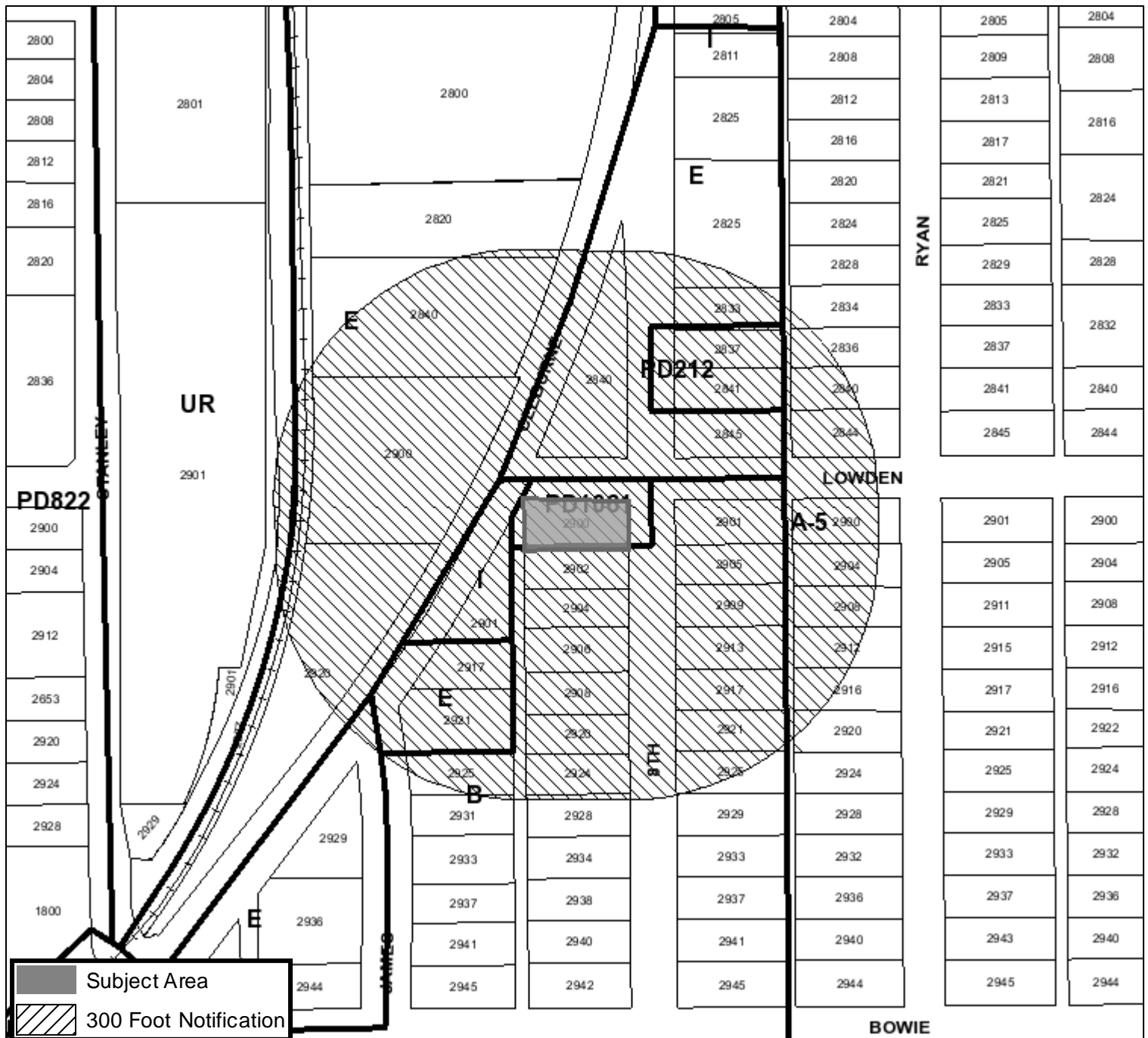
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meeting



ZC-17-198

## Area Zoning Map

Applicant: Po-Chu Lu  
Address: 2900 8th Avenue  
Zoning From: PD 1061 for office uses  
Zoning To: Amend PD 1061 to add art gallery and studio  
Acres: 0.1758939  
Mapsc0: 76Y  
Sector/District: Southside  
Commission Date: 12/13/2017  
Contact: 817-392-2495

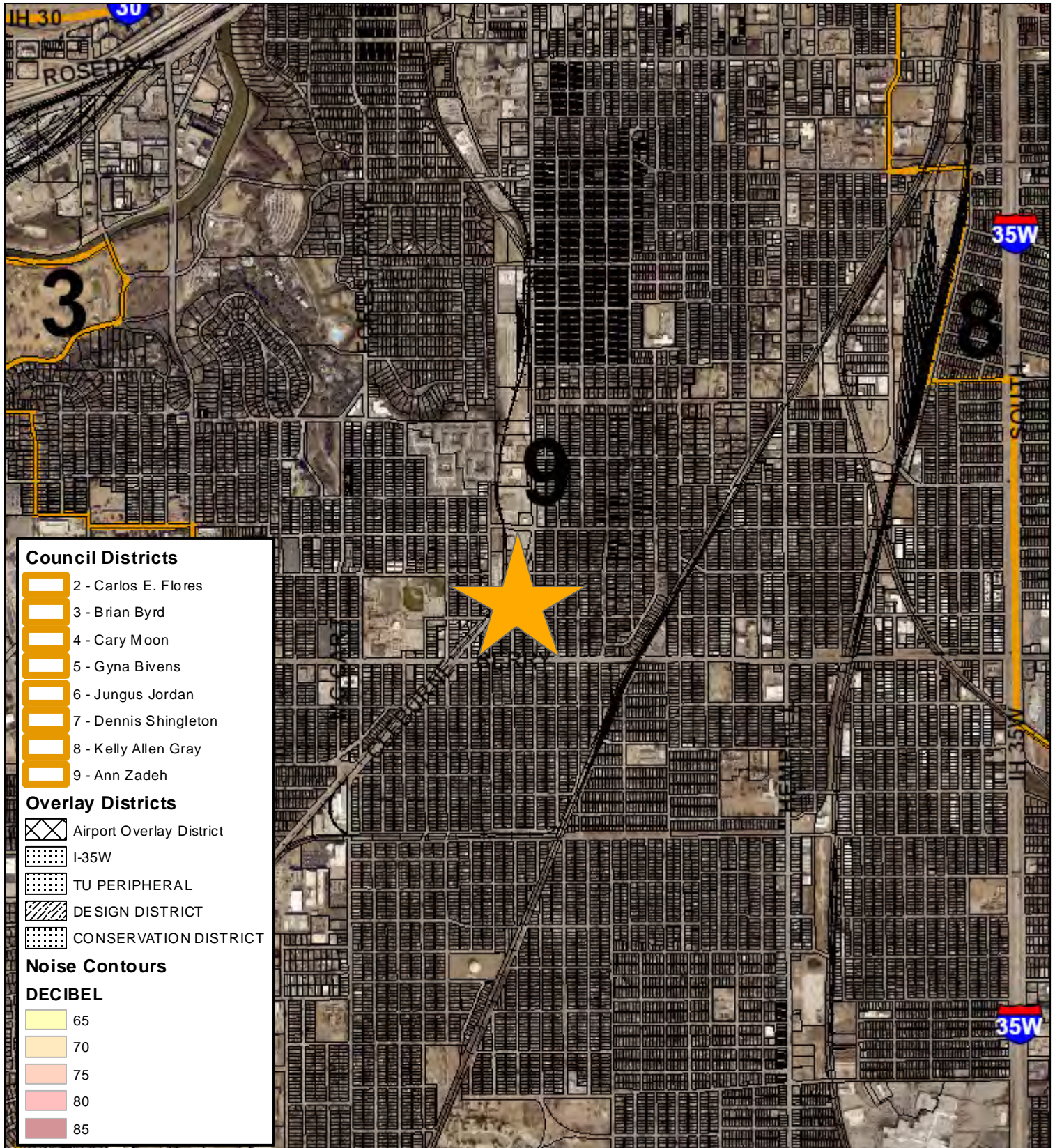






ZC-17-198

## Area Map



0 1,000 2,000 4,000 Feet

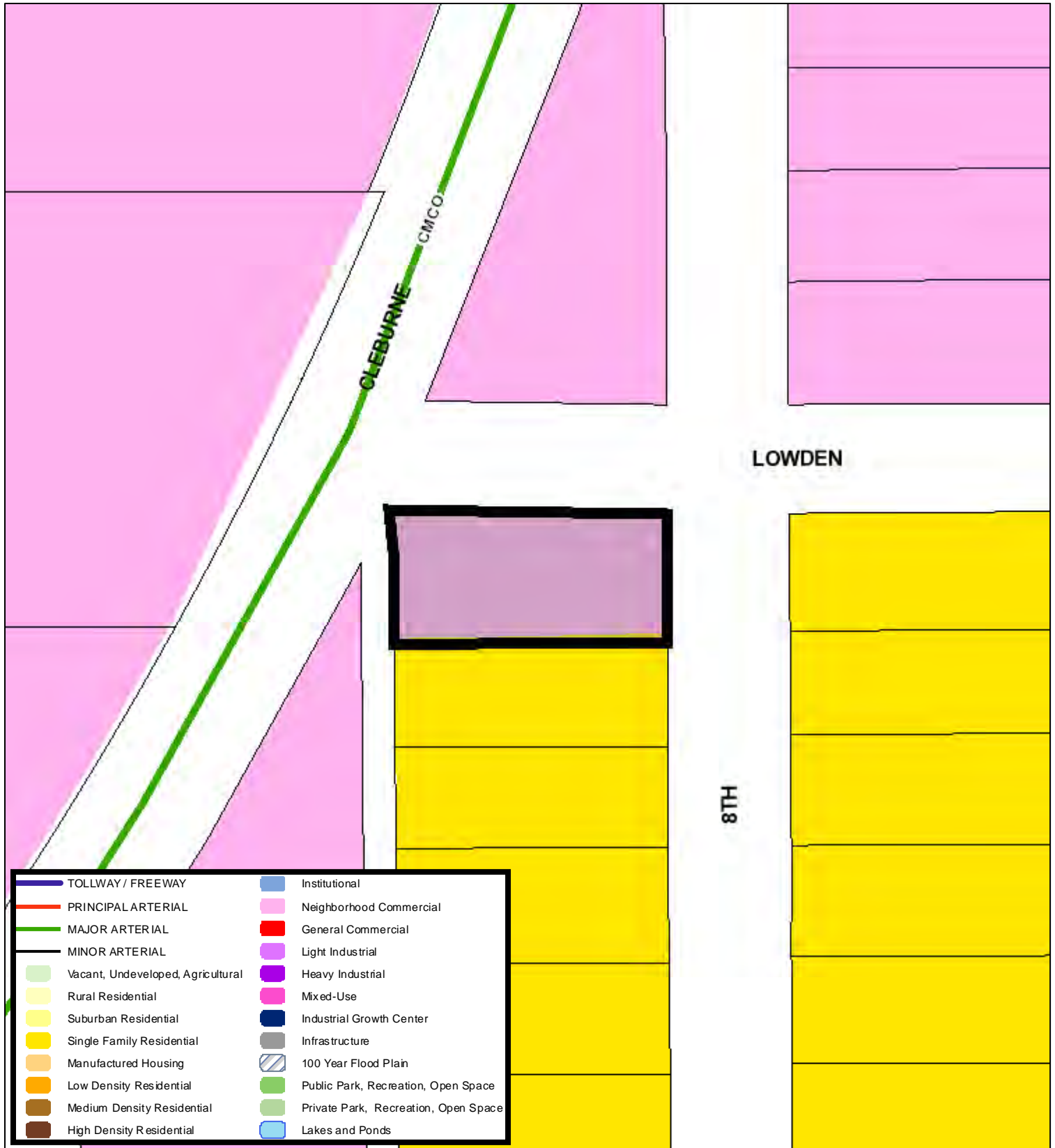






ZC-17-198

## Future Land Use



60 30 0 60 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 7, 2017.



Created: 11/17/2017 1:55:24 PM





ZC-17-198

## Aerial Photo Map



0 37.5 75 150 Feet





		300 ft. notification area			
Brandon Allen	1227 W Magnolia		Support		Representing applicant
Kipp Baker	2806 6th Ave		Support		Representing applicant

**5. ZC-17-198 Po-Chu Lu (CD 9) – 2900 8th Ave (John C Ryan Smith Addition, Lot 1, Block 19, 0.17 ac.) From: PD 1061 Planned Development for medical clinic and professional offices only with “ER” development standards; site plan approved To: Amend PD 1061 Planned Development to include an art gallery and studio; site plan included**

Thomas Cochran, Jr, 4000 Hartwood Dr, representing the applicant stated the owner of the building wants to add an art gallery/studio for his fiancée. Two –thirds of the building will house an acupuncture clinic and the remaining third will be the art gallery/studio.

Motion: Following brief discussion, Mr. Buchanan recommended Approval of the request, seconded by Mr. Northern. The motion passed unanimously 7-0.

<i>Document received for written correspondence</i>					<b>ZC-17-198</b>
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Thomas Cochran, Jr	4000 Hartwood Dr		Support		Representing applicant
Ryan Place Improvement Association				Opposition	Sent letter

**~~6. ZC-17-201 Knox Street Partners, LLC (CD 7) – 12300-12500 blocks US Highway 287 (J Rightly Survey Abstract No. 1268, 26.2 ac.) From: “A-5” Single Family To: “R1” Zero Lot Line/Cluster~~**

~~Ben Luedtke, 3001 Knox St, Dallas, TX, representing the applicant stated the product they will be developing is a typical 40’ wide lot with rear entry access.~~

~~Motion: Following brief discussion, Mr. Aughinbaugh recommended Approval of the request, seconded by Ms. Runnels. The motion passed unanimously 7-0.~~

<i>Document received for written correspondence</i>					<b>ZC-17-201</b>
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Ben Luedtke	3001 Knox St, Dallas, TX		Support		Representing applicant